160.0	0005	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	664,400 / 664,400
					USE VALUE:	664,400 / 664,400
					ASSESSED:	664,400 / 664,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
97		CLAREMONT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ANDERSON DOMINQUE
Owner 2:	
Owner 3:	
Street 1:	97 CLAREMONT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	RIVERA ANA M -
Owner 2:	SNELL GEORGE F II -
Street 1:	97 CLAREMONT AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,565 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Vinyl Exterior and 1152 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4565.000	271,100	3,400	389,900	664,400
Total Card	0.105	271,100	3,400	389,900	664,400
Total Parcel	0.105	271,100	3,400	389,900	664,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 576.74 | /Parcel: 576.7

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	107066
GIS Ref	
GIS Ref	
Insp Date	06/08/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 160.0-0005-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	271,100	3400	4,565.	389,900	664,400	664,400	Year End Roll	12/18/2019
2019	101	FV	234,800	3400	4,565.	389,900	628,100	628,100	Year End Roll	1/3/2019
2018	101	FV	233,200	3400	4,565.	345,300	581,900	581,900	Year End Roll	12/20/2017
2017	101	FV	233,200	3400	4,565.	289,600	526,200	526,200	Year End Roll	1/3/2017
2016	101	FV	233,200	3400	4,565.	289,600	526,200	526,200	Year End	1/4/2016
2015	101	FV	227,300	3400	4,565.	250,600	481,300	481,300	Year End Roll	12/11/2014
2014	101	FV	227,300	3400	4,565.	242,300	473,000	473,000	Year End Roll	12/16/2013
2013	101	FV	227,300	3400	4,565.	230,600	461,300	461,300		12/13/2012

!12548!

PRINT

Date	Time
12/11/20	02:37:40

LAST REV

Date	Time
07/08/20	10:04:47
danam	
12548	

USER DEFINED

Prior Id # 1:	107066
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RIVERA ANA M	48218-545		9/25/2006		445,000	No	No		
HOWARD DORIS	31757-452		8/20/2000		297,500	No	No		
	12876-29		10/10/1975			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/5/2020	318	Window/S	42,900					
2/1/2019	283	Add Bath	5,500	C				
6/9/2003	427	Porch	1,500					REPL EXISTG PORCH
2/12/2003	85	Manual	16,000					NO DESCRIPTION GIV

ACTIVITY INFORMATION

Date	Result	By	Name
6/8/2018	MEAS&NOTICE	BS	Barbara S
12/24/2008	Measured	336	PATRIOT
1/3/2007	MLS	MM	Mary M
1/15/2001	MLS	MM	Mary M
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4565		Sq. Ft.	Site		0	70.	1.22	8									389,864						389,900	

Total AC/HA: 0.10480 | Total SF/SM: 4565 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 389,864 | Spl Credit | Total: 389,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G5	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	0		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.99980003
Adj $ / SQ:	168.716
Other Features:	60500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	333060
Depreciation:	61949
Depreciated Total:	271111

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

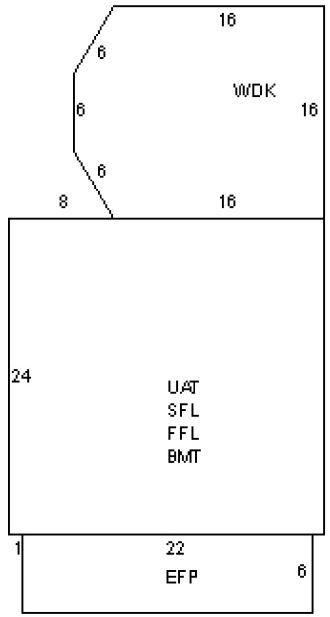
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	185.59
Special Features:	0	Val/Su Net:	118.23
Final Total:	271100	Val/Su SzAd	235.33

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	576	50.610	29,154
FFL	First Floor	576	168.720	97,181
SFL	Second Floor	576	168.720	97,181
WDK	Deck	289	9.460	2,733
UAT	Upper Attic	144	67.490	9,718
EFP	Enclos Porch	132	47.840	6,315

Net Sketched Area:	2,293			Total:	242,282
Size Ad	1152	Gross Are	2725	FinArea	1152

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

160.0-0005-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	A	AV	1926	26.57	T	40	101			3,400			3,400

More:	N	Total Yard Items:	3,400	Total Special Featues:		Total:	3,400

IMAGE

AssessPro Patriot Properties, Inc